

TEXAS TRANSPORTATION COMMISSION

STARR County

MINUTE ORDER

Page 1 of 1

PHARR District

In the City of Rio Grande City, Starr County, on US 83, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 187, at Page 213, Deed Records of Starr County, Texas, including that certain real property described in the attached Exhibit A (the property).

The Texas Department of Transportation (department) now desires to lease the property to the Rio Grande City Grulla ISD for the purpose of raising funds to refurbish and promote Fort Ringgold for an educational, historical, and cultural benefit in Rio Grande City.

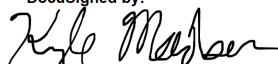
Transportation Code, Chapter 202, Subchapter C, authorizes the department to lease highway assets.

The Texas Transportation Commission (commission) finds that the property to be leased will not be needed for highway purposes during the period of the lease, and that the use of the property by the Rio Grande City Grulla ISD for the purpose of raising funds to refurbish and promote Fort Ringgold for an educational, historical, and cultural benefit in Rio Grande City will be consistent with the safety, maintenance, operation, and beautification of the state highway system. The commission also finds that the lease is in the public interest for social mitigation purposes, and, as such, will be economically beneficial to the department. In accordance with Transportation Code, §202.052 and Title 43, Texas Administrative Code, §21.603, the commission finds that the requirement to charge fair market value for the lease may be waived.

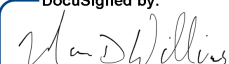
IT IS THEREFORE ORDERED by the commission that the staff of the department is authorized and directed to enter into negotiations and execute a lease agreement for all or a portion of the property with the Rio Grande City Grulla ISD for the purpose of raising funds to refurbish and promote Fort Ringgold for an educational, historical, and cultural benefit in Rio Grande City.

IT IS ALSO ORDERED by the commission that the fair market value requirement is waived for the lease of all or a portion of the property for social mitigation purposes to the Rio Grande City Grulla ISD for the purpose of raising funds to refurbish and promote Fort Ringgold for an educational, historical, and cultural benefit in Rio Grande City.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116062 July 29 2021

Minute Number	Date Passed
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**METES AND BOUNDS DESCRIPTION
3.84 ACRES OF LAND
TRACT 3, PORCIONES 80
OLD JURISDICTION OF CAMARGO,
NOW STARR COUNTY, TEXAS**

A tract of land containing 3.84 acres, situated in Starr County, Texas and also being a part or portion of **TRACT 3, PORCIONES 80, OLD JURISDICTION OF CAMARGO, NOW STARR COUNTY, TEXAS**, and said 3.84 acres also being a tract of land deeded to the State of Texas recorded in Volume 187, Page 213, S.C.D.R., and said 3.84 acres also being more particularly described as follows;

BEGINNING on a 5/8" iron rod with an aluminum cap set on the northwest corner of Share 30-C and the Intersection of the East line of said Tract 3 and the South line of Rio Grande City Railway Company right-of-way, for the northeast corner of this tract;

THENCE S 11° 25' 05" E along the common line of said Tract 3 and said Share 3-C, a distance of 347.29 feet to an "X" cut in concrete on a curve of the North right-of-way line of U.S. Highway 83 recorded in Volume 179, Page 345, S.C.D.R., for the southeast corner of this tract;

THENCE along the North right-of-way line of said U.S. Highway 83 and said curve to the right with a radius of 2864.79 feet, an interior angle of 06° 26' 32", an arc length of 322.11 feet, a tangent of 161.22 feet and a chord that bears N 36° 48' 16" W, a distance of 322.11 feet to a 5/8" iron rod with a plastic cap stamped "CVQ LS" set, for a point of tangency of this tract;

THENCE N 33° 35' 00" W continuing along the North right-of-way line of said U.S. Highway 83, a distance of 623.10 feet to a iron rod with a 5/8" iron rod with a plastic cap stamped "CVQ LS" set on the Southeast corner of a tract of land deeded to Grande Butane Company recorded in Volume 601, Page 754, S.C.D.R., for the southwest corner of this tract;

THENCE S 86° 30' 00" E, along the East line of said Grande Butane Company Tract, a distance of 30.90 feet to a #5 iron rod with an aluminum cap set, for a point of curvature of this tract;

THENCE continuing along the East line of said Grande Butane Company Tract, said curve to the right with a radius of 602.70 feet, an interior angle of 23° 37' 22", an arc length of 248.49 feet, a tangent of 126.04 feet and a chord that bears S 75° 38' 55" E, a distance of 246.73 feet to a 1/2" iron rod found on the Northeast corner of said Grande Butane Company Tract and the South line of said Rio Grande City Railway Company right-of-way, for the northwest corner of this tract;

Page No. 2
3.84 Acres

THENCE S 42° 01' 00" E along the South line of said Rio Grande City Railway Company right-of-way, a distance of 502.60 feet to the POINT OF BEGINNING, containing 3.84 acres of land, more or less.

Bearing basis S 42° 01' 00" E along the Rio Grande Railway Company South right-of-way line as per Volume 187, Page 213, S.C.D.R.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JANUARY 13, 2006.


Carlos Vasquez, R.P.L.S. No. 4608
CVQ Land Surveyors



MISSOURI PACIFIC RAILROAD R.O.W.

$I = 23^{\circ}37'22''$
 $R = 602.70'$
 $L = 248.49'$
 $T = 125.04'$
 $Ch = 245.73'$
 $S75^{\circ}38'55''E$

GRANDE BUTANE COMPANY
(VOL. 181, PG. 704, S.C.M.)

$S86^{\circ}30'00''E$
 $30.90'$

$N 33^{\circ}45'00'' W$
 $623.10'$

U.S. H.W.Y. 83
 (VOL. 179, PG. 343, S.C.M.)

$I = 06^{\circ}26'32''$
 $R = 2864.79'$
 $L = 322.11'$
 $T = 161.22'$
 $Ch = 322.11'$
 $N36^{\circ}48'16''W$

SURVEY OF
 3.84 ACRES OF LAND OUT OF
 TRACT 3, PORCION 80
 OLD JURISDICTION OF CAMARGO
 STARR COUNTY, TEXAS

SHARE 30-C
 PORCION 80 OLD JURISDICTION
 OF CAMARGO, NOW STARR
 COUNTY, TEXAS

SCALE 1" = 40.0'

LEGEND	
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